

TEXAS AVENUE CORRIDOR STUDY
PROPERTY INVENTORY SURVEY FORM

Property ID: R34414

Property Information

property address: 502 E BROOKSIDE DR
legal description: NORTH OAKWOOD, BLOCK 2, LOT 10
owner name/address: DUNCAN, DAVID T
1404 MULBERRY LN
BROWNSVILLE, TX 78520-8238

full business name: _____
land use category: Single-family res type of business: _____
current zoning: RD-7 occupancy status: occupied
lot area (square feet): 16,900 frontage along Texas Avenue (feet): n/a
lot depth (feet): 173.93 sq. footage of building: 2,741
property conforms to: ☒ min. lot area standards ☒ min. lot depth standards ☒ min. lot width standards
lot width: 99.12

Improvements

of buildings: 1 building height (feet): 16 # of stories: 1
type of buildings (specify): wood

building/site condition: 5

buildings conform to minimum building setbacks: ☒ yes ☐ no (if no, specify) _____

approximate construction date: 1947 accessible to the public: ☒ yes ☒ no
possible historic resource: ☒ yes ☐ no sidewalks along Texas Avenue: ☐ yes ☒ no
other improvements: ☐ yes ☒ no (specify) _____
(pipe fences, decks, carports, swimming pools, etc.)

Freestanding Signs

☐ yes ☒ no ☐ dilapidated ☐ abandoned ☐ in-use
of signs: _____ type/material of sign: _____
overall condition (specify): _____
removal of any dilapidated signs suggested? ☐ yes ☐ no (specify) _____

Off-street Parking

improved: ☐ yes ☒ no parking spaces striped: ☐ yes ☒ no # of available off-street spaces: _____
lot type: ☐ asphalt ☐ concrete ☒ other dirt/gravel
space sizes: _____ sufficient off-street parking for existing land use: ☒ yes ☐ no
overall condition: fair
end islands or bay dividers: ☐ yes ☒ no landscaped islands: ☐ yes ☒ no

Curb Cuts on Texas Avenue

how many: 0 curb types: ☐ standard curbs ☐ curb ramps curb cut closure(s) suggested? ☐ yes ☐ no
if yes, which ones: _____

meet adjacent separation requirements: ☐ yes ☐ no meet opposite separation requirements: ☐ yes ☐ no

Landscaping

☒ yes ☐ no (if none is present) is there room for landscaping on the property? ☐ yes ☐ no

comments: _____

Outside Storage

☐ yes ☒ no (specify) _____
(Type of merchandise/material/equipment stored)

dumpsters present: ☐ yes ☒ no are dumpsters enclosed: ☐ yes ☐ no

Miscellaneous

is the property adjoined by a residential use or a residential zoning district?

☒ yes ☐ no (circle one) residential use residential zoning district

is the property developable when required buffers are observed? ☒ yes ☐ no

if not developable to current standards, what could help make this a developable property?

accessible to alley: ☐ yes ☒ no

Other Comments:

